

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

RECEIVED  
STATE OF CALIFORNIA  
NOV 23 2004  
SMMC  
MALIBU

**LEAD CITY AGENCY**

LOS ANGELES CITY PLANNING DEPARTMENT

**COUNCIL DISTRICT**

2

**PROJECT TITLE**

ENV-2004-5928-MND

**CASE NO.**

APCNV-2004-5927-ZC

**PROJECT LOCATION**

10010 Helen Avenue; Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon

**PROJECT DESCRIPTION**

Tentative Tract incident to a Zone Change (A1-1-K to RE20-1-K) for an 12-lot subdivision (from 3 existing lots). This subdivision will include horse trails, reserved equine areas, and open space. Site Area: approx. 10 acres; Floor Area: 40,000 square-feet. San Gabriel/Verdugo Mountains Specific Plan Area.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Andrew Byrne/Helen Hills L.P.  
P.O. Box 3549  
Manhattan Beach, CA 90266

**FINDING:**

The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

**NAME OF PERSON PREPARING THIS FORM**

Antonio Isaia

**TITLE**

CITY PLANNING ASSISTANT

**TELEPHONE NUMBER**

(213)978-1353

**ADDRESS**

200 N. Spring Street, Room 763  
Los Angeles, CA 90012

**SIGNATURE (Official)**

Emily Gabel-Luddy, Supervisor Environmental Unit

**DATE**

11/10/04